

## ZONING CASE: Z2002-271

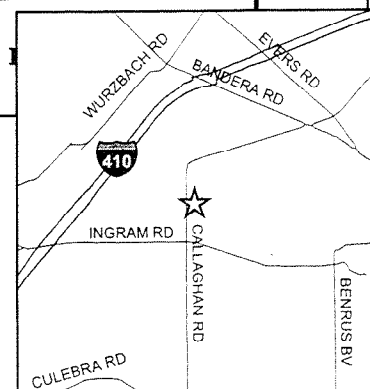
City Council District NO. 7  
 Requested Zoning Change  
 From: "R-5" To "MF-25"  
 Date: April 10, 2003  
 Scale: 1" = 200'

- ☐ Subject Property
- ☐ 200' Notification

T-20  
 p.580  
 C-6



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# CASE NO: Z2002271

## Staff and Zoning Commission Recommendation - City Council

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April 10, 2003

**Date:** April 10, 2003

**Zoning Commission Meeting Date:** February 18, 2003

**Council District:** 7

**Ferguson Map:** 580 C6

**Appeal:** Yes

**Applicant:**

Jerry Arredondo

**Owner:**

Gary D. Skinner

**Zoning Request:** From "R-5" Single-Family Residence District to "MF-25" Multi-Family District  
Lots 237 through 241, Block E, NCB 11549

**Property Location:** 700 Block of Oak Knoll Drive

**Proposal:** To develop a 61 unit multi-family complex for the elderly

**Neighborhood Association:** Ingram Hills Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### **Staff Recommendation:**

Approval. There is a "MF-33" Multi-Family zoning district across Horseshoe Bend South, and a mixture of other zonings around the property in question. The requested zoning change is in keeping with the integrity of the surrounding properties.

### **Zoning Commission Recommendation:**

Denial

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

### **VOTE**

<b>FOR</b>	8
<b>AGAINST</b>	3
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2002271**

**ZONING CASE NO. Z2002271** February 18, 2003

Applicant: Jerry Arredondo

Zoning Request: "R-5" Single Family Residence District to "MF-33" Multi-Family District.

Andy Guerrero, representing the owner, stated the purpose of this request is to develop a 61-unit multi family complex for the elderly on the subject property. He stated they would like to amend their original request to "MF-25". He stated he feels this follows good land use zoning patterns of the area.

Jerry Arredondo, 9901 IH 10 W, stated the proposed development is for affordable housing for the elderly. He stated he has been in contact with the Neighborhood Association of the area who is in support of this request. He also received a letters of support from Andrew Cameron of Housing and Community Development, Frank Madla, State Senator and from VIA. He stated he feels this would be a significant improvement of development for this area.

Martha Archletta, representing Retirement Housing Foundation, stated they are proposing to build a 61-unit complex. She stated the look for area where they feel there is a need. She further stated they maintain their own buildings. She stated they have 8 facilities within Texas. She feels this area is appropriate for this type of development.

#### **OPPOSE**

Joan Price, 4015 Park Way Drive, President of Ingram Hills Neighborhood Association, stated they are in opposition of this request. She stated the surrounding properties are zoned commercial and feels this area is inappropriate for this type of development. She also expressed concerns for the safety of the tenant due to the heavy traffic flow in this area.

Mike Phillips, stated the reason for opposition of this request is their neighborhood plan calls for development only on the fringe of the neighborhood. He further stated they feel this sets a precedent for the development of the interior of the neighborhood with multi-family dwellings.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 10 returned in favor and Ingram Hills Neighborhood Association is in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**Z2002271**

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner Morell to recommend denial.

1. Property is located on Lots 237, 238, 239, 240, and 241, Block E, NCB 11549 at 700 Block of Oak Knoll Drive.
2. There were 22 notices mailed, 4 returned in opposition and 10 in favor.
3. Staff recommends approval.

**AYES: Grau, Hophan, Sherrill, McAden, Avila, Morell,**

**NAYS: Martnez, Cardenas-Gamez, Mehringer**

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.